

006.0

0003

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,020,300 / 1,020,300

APPRAISED:

1,020,300 / 1,020,300

USE VALUE:

1,020,300 / 1,020,300

ASSESSED:

1,020,300 / 1,020,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23-25		CHANDLER ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: NAJARIAN H CROSBY/TRUSTEE

Owner 2: H CROSBY NAJARIAN REVOCABLE TR

Owner 3:

Street 1: 7 CRANBERRY LANE UNIT 4

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

**PREVIOUS OWNER**

Owner 1: NAJARIAN H CROSBY -

Owner 2: -

Street 1: 7 CRANBERRY LANE UNIT 4

Twn/City: BURLINGTON

St/Prov: MA Cntry:

Postal: 01803

**NARRATIVE DESCRIPTION**

This parcel contains 5,110 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3281 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																
Frame:	1 - Wood			1/2 Bath:		Rating:																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																
Sec Wall:		%		OthrFix:		Rating:																
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>																		
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good															
Color:	GRAY			A Kits:		Rating:																
View / Desir:				Frl:		Rating:																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																
Grade:	C - Average			<b>CONDOS INFORMATION</b>																		
Year Blt:	1923	Eff Yr Blt:		Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:				Interior:		2	6	2										
Sec Int Wall:		%		Economic:				Additions:														
Partition:	T - Typical			Special:				Kitchen:														
Prim Floors:	3 - Hardwood			Override:				Baths:														
Sec Floors:	4 - Carpet	25%		Total:	18.6	%		Plumbing:														
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:														
Subfloor:				Basic \$ / SQ:	170.00			Heating:														
Bsmnt Gar:				Size Adj.:	1.06469190			General:														
Electric:	3 - Typical			Const Adj.:	0.99732524			<b>COMPARABLE SALES</b>														
Insulation:	2 - Typical			Adj \$ / SQ:	180.513			Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext:	S			Other Features:	107500																	
Heat Fuel:	2 - Gas			Grade Factor:	1.00																	
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																	
# Heat Sys:	2			NBHD Mod:																		
% Heated:	100	% AC:		LUC Factor:	1.00																	
Solar HW:	NO	Central Vac:	NO	Adj Total:	683728																	
% Com Wall:		% Sprinkled:		Depreciation:	127173			Juris. Factor:			Before Depr:	180.51										
				Depreciated Total:	556554			Special Features:	0		Val/Su Net:	131.15										
								Final Total:	556600		Val/Su SzAd:	219.83										
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:														
Make:																						
Model:																						
Serial #:																						
Year:																						
Color:																						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 006.0-0003-0005.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	400	A	AV	1923		21.25	T	40	104			5,100						
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100														